tempo PARK HOMES

£39,995

Ash Drive, Lamaleach Park, Freckleton, PR4 1DY

- WELL PRESENTED RESIDENTIAL PARK HOME ON THE POPULAR LAMALEACH PARK
- RECENTLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- DRIVEWAY WITH OFF ROAD PARKING
- ON SITE RESIDENTS CLUB HOUSE
- ***** EARLY VIEWING IS RECOMMENDED!!!
- EXCELLENT VALUE
- FITTED DOUBLE BEDROOM
- EASY MANAGEABLE GARDENS INCLUDING VERANDA
- PETS ALLOWED

Contact Annette & Team Tempo NOW

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Ash Drive, Lamaleach Park, Freckleton, Preston PR4 1DY

Tempo park homes are pleased to bring to the market this well presented one bedroom park home requiring some repairs but offering excellent value. Located on the ever popular site of Lamaleach Park, approximately 10 Minutes Drive from Lytham. The Property briefly comprises: Utility Porch, Lounge, Kitchen, Inner Hall, Fitted Double Bedroom and Shower Room/WC. Off road parking and low maintenance gardens to either side including veranda. Integrated Kitchen Appliances Included!!! The site has no lease length on these properties. Viewing essential to fully appreciate!

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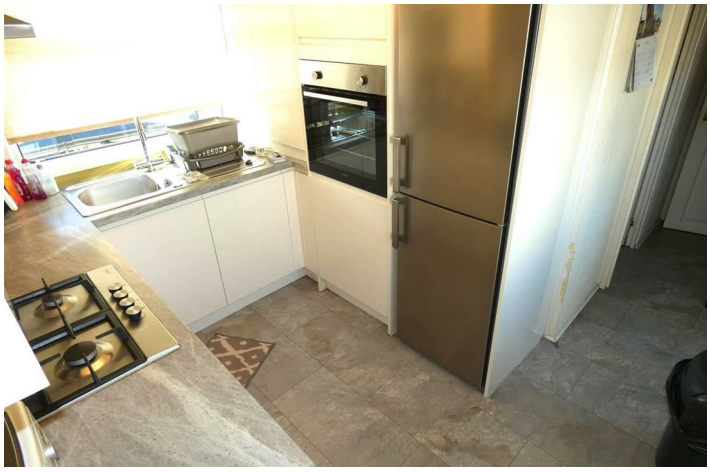
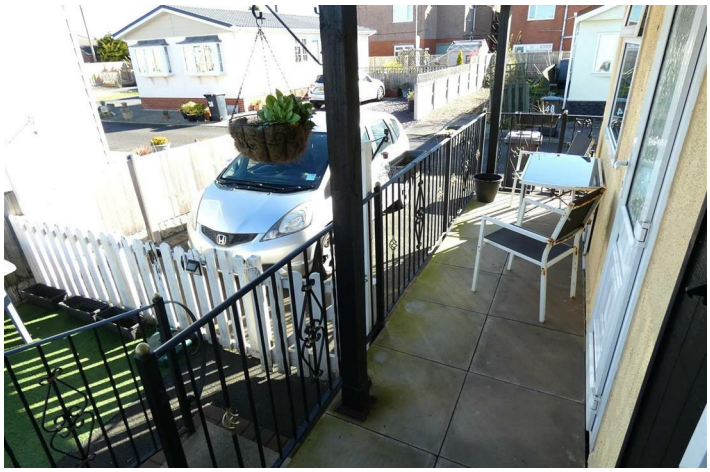
Council Tax Band: A

Tenure: Leasehold





Utility Porch
UPVC glazed door opens into this useful utility porch. UPVC window, fitted worktop, plumbing for washer and dryer, ceiling light and vinyl flooring.

Lounge
12'0" x 9'10"
Large UPVC double glazed bay window to the front elevation, single double glazed window and UPVC door to the side elevation leading to the veranda, ceiling light, feature electric fire place with wooden surround and radiator.

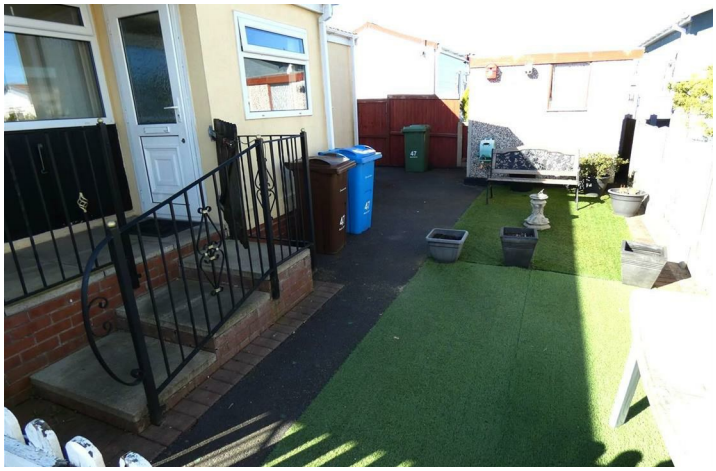
Kitchen
9'10" x 7'8" (9'7" x 7'5")
UPVC double glazed window to the side. Recently fitted kitchen with a range of eye and base level gloss units with worktops in U shaped design. Inset gas hob with chimney cooker hood, eye level built in electric oven, integrated dishwasher and inset steel sink and drainer with mixer tap. Housing for condensing combi boiler, ceiling spot lights, vinyl floor and radiator.

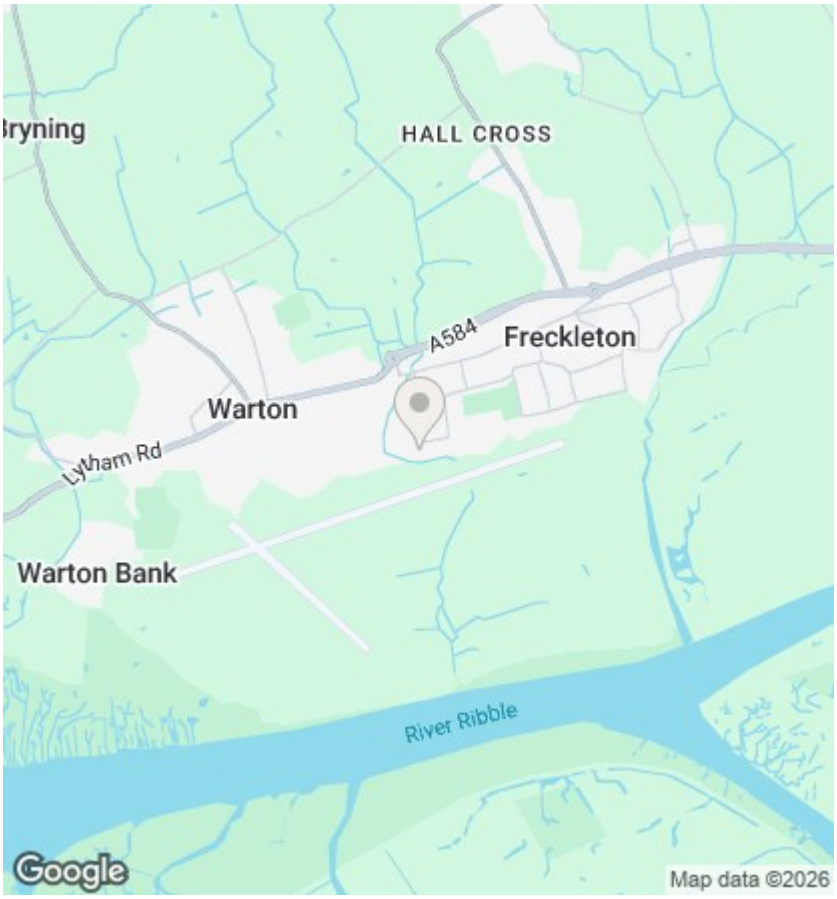
Bedroom
9'10" x 9'10"
UPVC double glazed window to side elevation and further window over looking the driveway. Full fitted floor to ceiling wardrobes down the one side of the room. Ceiling light and radiator.

Shower Room
White three piece suite comprising of - large step in shower with mixer controls and shower attachment on riser rail. Pedestal wash basin and taps and low push button flush WC. UPVC double glazed window to the side elevation, acrylic panelled splashbacks, ceiling light and radiator.

Exterior
Ample off road parking, newly tarmac driveway, low maintenance wrap around gardens including artificial grass. Superior concrete storage shed with personal access door, window and power points and lighting.

Additional Information
Lamaleach Park is suitable for residents of 50+ years. Pets are welcome at park owners discretion.





Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only. We are advised that the property is subject to site fees.

Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

GROUND FLOOR
38.0 sq.m. (409 sq.ft.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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